LOT 721
HERON ISLES PHASE THREE C
PBK 8/177

BRYANT DOUGLAS JR & TIFFANY
96017 SHALLOWTAIL LANE
YULEE, FL 32097

2025

37-3N-28-0745-0721-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

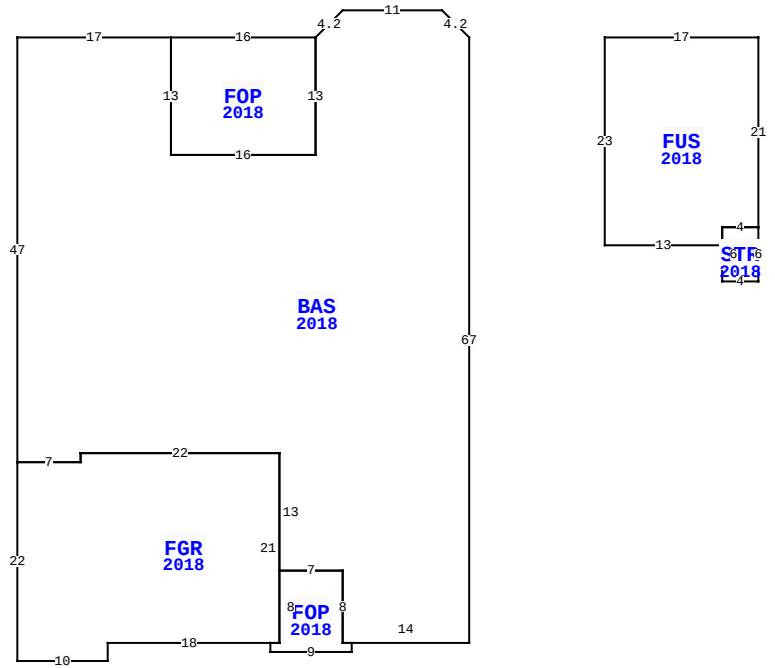
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,526	100	2018	2,526	270,988
FGR	622	55	2018	342	36,689
FOP	65	30	2018	20	2,146
FOP	208	30	2018	62	6,651
FUS	383	100	2018	383	41,087
STR	24	10	2018	2	215
TOTALS	3,828			3,335	357,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,335	110.0274	110.03	366,950	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2909 HX Base Yr 2023



96017 SHALLOWTAIL LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		357,776
TOTAL MARKET OB/XF VALUE		63,157
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		485,933
SOH/AGL Deduction		82,150
ASSESSED VALUE		403,783
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		353,061
TOTAL JUST VALUE		485,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004636	POOL ENCL 912 SF	18,129	04/11/2023
22018349	SWIM POOL	85,665	12/13/2022
B1708508	CO ISSUED	0	04/02/2018
B1708508	NEW CONSTR	365,102	09/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1605	8/29/2022	WD	Q	I	01	489,900
GRANTOR: OP GOLD LLC						
GRANTEE: BRYANT DOUGLAS JR &						
2587/1477	8/29/2022	WD	U	I	11	100
GRANTOR: OP GOLD LLC						
GRANTEE: BRYANT DOUGLAS JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 FOP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR=E15 FUS=[YR=2018] E17 S21 STR=[YR=2018] S6 W4 N6 E4$ W4 S2 W13 N23$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	924.00	SF	5.20	5.20	100	2018	2018	3	97	4,661	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2018	2018	3	97	454	
3	0476	VF 6 SBPL	1	100	0	0	60.00	LF	32.00	32.00	100	2024	2023		99	1,901	
4	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
5	0912	SCRN RM G	1	100	0	0	912.00	SF	20.00	20.00	100	2024	2023		97	17,693	
6	0861	POOL GUNIT	1	100	0	0	392.00	SF	85.00	85.00	100	2024	2023		98	32,654	
7	0855	CONC PAVER	1	100	0	0	520.00	SF	10.00	10.00	100	2024	2023		100	5,200	

LAND DESCRIPTION

TOTAL OB/XF 63,157

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 11/07/2023 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS